

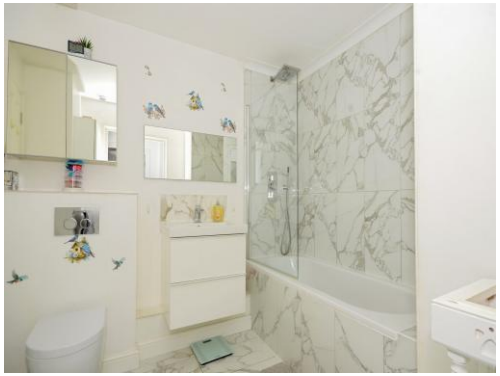
Connells

Aldborough House Grant Road
Harrow

Aldborough House Grant Road
Harrow HA3 7SA

for sale
£290,000







Property Description

Connells are pleased to present this spacious one-bedroom first floor flat, ideally positioned in a prime location close to Harrow & Wealdstone. The property offers well-proportioned accommodation, making it an excellent choice for first-time buyers, commuters or investors alike.

The flat features a generous open-plan living room and kitchen, creating a bright and versatile space ideal for both relaxing and entertaining. The kitchen area is well laid out, providing ample storage and worktop space. There is a good-sized double bedroom and a modern bathroom, completing the internal accommodation. Further benefits include double glazing throughout.

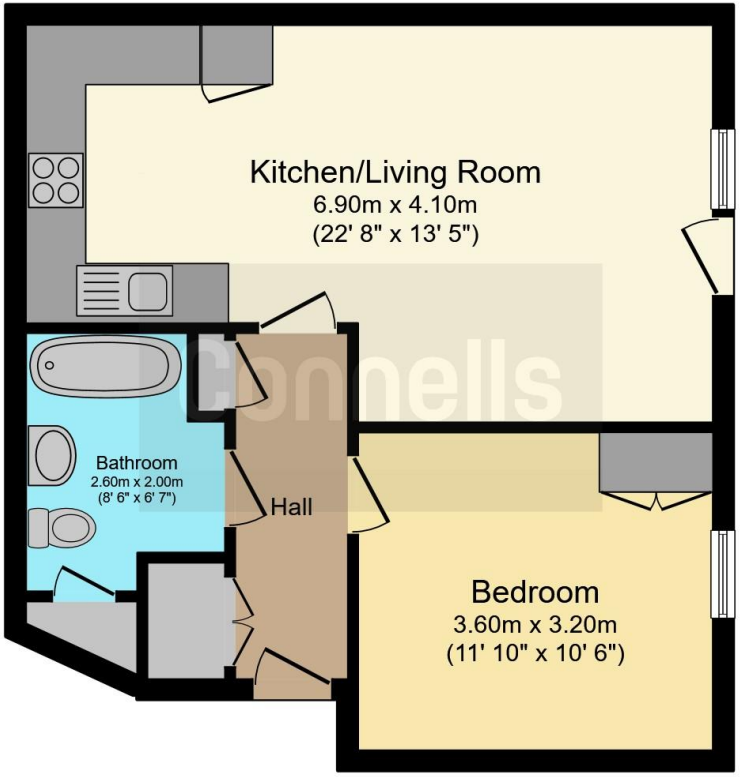
Situated near Harrow & Wealdstone, the property enjoys excellent transport links and easy access to a wide range of local amenities, including shops, restaurants and leisure facilities. Early viewing is highly recommended to appreciate the space and convenient location this property has to offer.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




Aldborough House
Grant Road







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax Band: C

Service Charge: 3000.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW311722

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.